166.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	805,000 / 805,000
					USE VALUE:	805,000 / 805,000
					ASSESSED:	805,000 / 805,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		ELMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIM JEFF & CHRIS
Owner 2:	
Owner 3:	
Street 1:	24 ELMORE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAMILTON MALCOLM C/ TRUSTEE -
Owner 2:	MALCOLM C HAMILTON REVOCABLE -
Street 1:	24 ELMORE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .247 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1376 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10771.000	280,400	4,400	520,200	805,000
Total Card	0.247	280,400	4,400	520,200	805,000
Total Parcel	0.247	280,400	4,400	520,200	805,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 585.18 /Parcel: 585.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109947

GIS Ref

GIS Ref

Insp Date 07/26/18

!12861!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 166.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,400	4400	10,771.	520,200	805,000		Year end	12/23/2021
2021	101	FV	272,200	4400	10,771.	520,200	796,800		Year End Roll	12/10/2020
2020	101	FV	272,200	4400	10,771.	520,200	796,800	796,800	Year End Roll	12/18/2019
2019	101	FV	223,400	4400	10,771.	520,200	748,000	748,000	Year End Roll	1/3/2019
2018	101	FV	261,600	4400	10,771.	460,700	726,700	726,700	Year End Roll	12/20/2017
2017	101	FV	261,600	4400	10,771.	386,400	652,400	652,400	Year End Roll	1/3/2017
2016	101	FV	261,600	4400	10,771.	386,400	652,400	652,400	Year End	1/4/2016
2015	101	FV	247,400	4400	10,771.	334,400	586,200	586,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:41:48

LAST REV

Date	Time
12/26/19	15:25:39
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12861

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMILTON MALCOL	69648-225		7/21/2017	Estate/Div	643,000	No	No	4	
HAMILTON MALCOL	58248-520		1/9/2012	Convenience	1	No	No		
BACKMAN ELAINE	22182-524		7/2/1992		194,500	No	No		Y

USER DEFINED

Prior Id # 1:	109947
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2019	1451	Wood-Sto	2,000					
3/6/2008	220	Redo Kit	38,000			G9	GR FY09	add 1/2 bath

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	MEAS&NOTICE	CC	Chris C
10/23/2008	Meas/Inspect	189	PATRIOT
2/7/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10771		Sq. Ft.	Site		0	70.	0.69	8									520,194						520,200	

Total AC/HA:	0.24727	Total SF/SM:	10771	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	520,194	Spl Credit		Total:	520,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99890995
Adj $ / SQ:	175.309
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406322
Depreciation:	125960
Depreciated Total:	280363

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

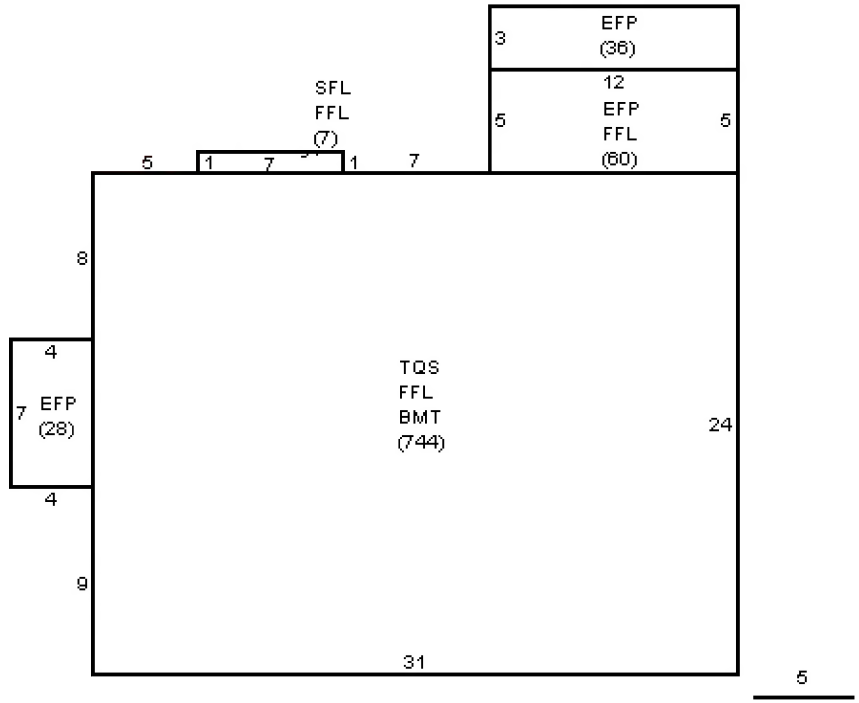
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	192.84
Special Features:	0	Val/Su Net:	124.96
Final Total:	280400	Val/Su SzAd	203.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	811	175.310	142,175
BMT	Basement	744	52.590	39,129
TQS	3/4 Story	558	175.310	97,822
EFP	Enclos Porch	124	49.130	6,092
SFL	Second Floor	7	175.310	1,166

Net Sketched Area:	2,244	Total:	286,384
Size Ad	1375.65	Gross Area	2430	FinArea	1376
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X12	G	AV	1960	7.50	T	40.8	101			300			300
19	Patio	D	Y	1	11X16	G	AV	1960	5.48	T	40.8	101			600			600
3	Garage	D	Y	1	15X18	F	AV	1925	21.83	T	40	101			3,500			3,500

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400